

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
May 5, 2010

The Board of Adjustment held its rescheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, May 5, 2010 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr – Chairman
Susan Wilson – Vice Chair
Mary Bartlett
Thomas Sanders
Andrew Herdeg, Alternate

Members Absent:

Hall Hammond, Alternate
Gregg Chislett

Staff Members Present:

Brenda Jimenez, Administrative Assistant
Nathan Lester, Building Official
Brian Chandler, Community Development Director

The meeting was called to order by Mr. Orr at 5:37 p.m.

Ms. Wilson made a motion to approve the minutes from March 3, 2010 as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Bartlett, Sanders, Herdeg

AGAINST: None

CASE NO. 2123

205 Cloverleaf Ave., Application of Edmund Curran and Nora Walker, owners, requesting a variance on the property located at 205 Cloverleaf Ave., CB 5571A Blk 7 Lot 58, Blue Bonnet Hills subdivision, to provide an 11' 6" high wall within the side yard setback instead of the 6'-0" maximum allowed by Sec. 3-82(9) of the Zoning Ordinance.

Mr. Lester presented the case to the Board. Peter Hinton, Landscape Architect, proceeded to explain the pool to be placed in the backyard. Mr. Orr asked if it was possible to drop the pool lower toward the back of the alley. Mr. Hinton stated it would work best with the flow of the house and moving it back would require more steps to be installed and make the pool narrow and smaller than it is currently planned. Mr. Sanders asked if there was a pool previously on the property. Mr. Hinton stated there used to be a pool where the garage is now. Mr. Orr asked if the rod iron fence proposed on top of the wall would be a safety requirement. Mr. Lester stated an 11 ½ foot wall was more than what was required for a pool. Mr. Hinton added that the first 5 feet of the wall was a retaining wall and the additional 6 feet were for privacy. Ms. Wilson asked if this property had been approved for any other variances. Mr. Lester stated there were none. Ms. Bartlett asked if the lot was to

be leveled for the pool and once leveled a 6 foot fence would be required. Mr. Hinton stated that was correct. Mr. Lester explained that the variance being requested was from the existing grade for the wall, and that the 6 feet was above the requirements of the safety barrier for the pool. There was a brief discussion about the neighboring properties. Mr. Lester stated that staff recommended a continuance to the next meeting to be able to work on other proposals on grade with the applicants. Mr. Sanders recluded himself from voting on the case.

Ms. Wilson made a motion to continue Case No. 2123 to the next scheduled meeting in June. Mr. Herdeg seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Wilson, Bartlett, Herdeg
AGAINST: None

CASE NO. 2123

522 Ogden Ln., Application of Daniel and Jessica Gracia, owners, requesting a variance on the property located at 522 Ogden Ln., CB 4024 Blk 115 Lot 4, zoned SF-B, to provide 1) The exterior side wall plane width without an articulation on the west elevation of 67'-6" instead of the 30'-0" maximum allowed by Sec. 3-25 *Articulation*. 2) The exterior side wall plane width without an articulation on the east elevation of 33'-8" instead of the 30'-0" maximum allowed by Sec. 3-25 *Articulation*. 3) The side yard setback on the non driveway side of 4'-0" instead of the 6'-0" minimum per Sec. 3-25(3).

Mr. Lester presented the case to the Board. Mr. Herdeg recluded himself form voting on this case. David Gracia, owner, proceeded to explain his plans. Ms. Wilson asked if he and his family plan to continue living at the property. Mr. Gracia said yes, especially for the proximity to Cambridge Elementary. Mr. Orr asked what the square footage of the house was. Mr. Gracia stated they were adding 804 square feet, which included a screened-in porch. Mr. Orr asked what the proposed lot coverage would be. Mr. Gracia stated it was 34%.

Ms. Wilson made a motion to approve all 3 variances as submitted based on the existing conditions of the structure. Mr. Sanders seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Wilson, Bartlett, Sanders
AGAINST: None

There being no further business, the meeting was adjourned.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENT ARE ALSO RECORDED ON COMPACT. THESE MINUTES ARE THE OFFICIAL RECORD OF THE PROCEEDINGS CONTAINED HEREIN. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL EVIDENCE PRESENTED OR STATEMENTS MADE.

B. ORR
Bill Orr
Chairman

U-3-10
Date Signed & Filed

Brenda Jimenez
Brenda Jimenez
Administrative Assistant